

Fill in this information to identify the case:

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Debtor 1 Daniel A Formica

Debtor 2 Marcie A Formica  
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Pennsylvania  
(State)

Case number 19-17854

## Official Form 410S1

## Notice of Mortgage Payment Change

12/15

If you file a claim secured by a security interest in the debtor's principal residence provided for under the debtor's plan pursuant to 11. U.S.C. § 1322(b)(5), you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: PNC Bank, N.A.Court claim no. (if known): 16

Last 4 digits of any number you use to identify the debtor's account:

2 9 1 3

## Date of payment change:

Must be at least 21 days after date of this notice

01/01/2021

## New total payment:

Principal, interest, and escrow, if any

\$ 1396.54

## Part 1: Escrow Account Payment Adjustment

## 1. Will there be a change in the debtor's escrow account payment?

☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: \_\_\_\_\_

Current escrow payment: \$ 433.67New escrow payment: \$ 412.75

## Part 2: Mortgage Payment Adjustment

## 2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate in the debtor's variable-rate note?

☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

Current interest rate: \_\_\_\_\_%

New interest rate: \_\_\_\_\_%

Current principal and interest payment: \$ \_\_\_\_\_ New principal and interest payment: \$ \_\_\_\_\_

## Part 3: Other Payment Change

## 3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☒ I am the creditor.

☐ I am the creditor's authorized agent. (Attach copy of power of attorney, if any.)

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

By: /s/ Marika Dienes

Signature

Date 11 / 23 / 2020

Print: Marika Dienes Title Default Support Specialist  
First Name Middle Name Last Name

Company PNC Bank, NA

Address 3232 Newmark Drive  
Number Street

Miamisburg OH 45342  
City State ZIP Code

Contact phone ( 866 ) 754 - 0659 Email Bankruptcy@pnc.com

[REDACTED]

LOAN NUMBER: [REDACTED]  
PREPARED: November 06, 2020

DANIEL A FORMICA  
MARCIE A CARR  
1146 SCHOOL HOUSE LN  
QUAKERTOWN PA 18951-2453

CUSTOMER SERVICE 1-800-822-5626

[pnc.com/homehq](https://pnc.com/homehq)

Your Escrow Summary

Real Estate Settlement Procedures Act (RESPA) guidelines require us to provide you with an Annual Escrow Analysis Statement which includes all of your escrow disbursements from the previous year, as well as your estimated escrow disbursements for the upcoming year. All of the information that is provided on your enclosed annual escrow analysis statement is regulated by RESPA and cannot be changed. In an effort to simplify the escrow account information and monthly payment information that is calculated on the original document, we have also included this summary which will provide you with a quick snapshot of your actual escrow analysis statement. Please note that increases or decreases in your property taxes and/or insurance premiums will result in a change in your monthly payment amount, and may result in an escrow shortage or surplus.

	<u>New Monthly Payment</u>	<u>Current Monthly Payment</u>
Payment Effective Date	January, 2021	January, 2020
Payment Amount	\$1,396.54	\$1,417.46
<u>Monthly Payment Breakdown</u>	<u>New Monthly Payment</u>	<u>Current Monthly Payment</u>
Principal & Interest	\$983.79	\$983.79
Escrow Items	\$412.75	\$433.67
Total Monthly Payment	\$1,396.54	\$1,417.46
<u>Monthly Escrow Collection Amount</u>	<u>New Monthly Collection Amount</u>	<u>Current Monthly Collection Amount</u>
Monthly Tax Amount	\$317.65	\$316.10
Monthly Insurance Amount	\$95.11	\$117.57
Monthly MIP/PMI Amount	\$0.00	\$0.00
Total Monthly Escrow Amount	\$412.75	\$433.67
<u>Annual Escrow Collection Amount</u>	<u>New Annual Collection Amount</u>	<u>Current Annual Collection Amount</u>
Annual Tax Amount	\$3,811.78	\$3,793.24
Annual Insurance Amount	\$1,141.37	\$1,410.84
Annual MIP/PMI Amount	\$0.00	\$0.00
Total Annual Escrow Collection Amount	\$4,953.15	\$5,204.08

Please see reverse for more information and Frequently Asked Questions about escrow analysis.





2010-1820  
Dayton, Ohio 45401-1820  
Website: pnc.com/homehq  
Customer Service 1-800-822-5626

DISCLOSURE STATEMENT

LOAN NUMBER: [REDACTED]  
DATE: November 06, 2020

PROPERTY ADDRESS:  
1146 SCHOOL HOUSE LN  
QUAKERTOWN, PA 18951

[REDACTED]  
  
DANIEL A FORMICA  
MARCIE A CARR  
1146 SCHOOL HOUSE LN  
QUAKERTOWN PA 18951-2453

CURRENT MONTHLY MORTGAGE PAYMENT		NEW PAYMENT INFORMATION	
Principal & Interest	983.79	Principal & Interest	983.79
Escrow	433.67	Escrow	412.75
Total Payment	1,417.46	Total Payment	1,396.54
		New Payment Effective Date	01/01/21

COMING YEAR ESCROW PROJECTION

This statement provides a detailed summary of activity related to your escrow account. PNC Bank maintains your escrow account to pay such items as property taxes, insurance premiums, and mortgage insurance.

This section lists a 12-month running escrow balance to determine the appropriate target balance and to determine if a shortage or surplus exists. This is a projection of the anticipated activity in your escrow account for the coming 12 months.

ANTICIPATED ESCROW DISBURSEMENT		PAYMENTS TO ESCROW		PAYMENTS FROM ESCROW		CUR BAL PROJECTION	REQ BAL PROJECTION
CITY TAX	\$681.41	MONTH	DESCRIPTION				
HAZARD INS	\$1,141.37		BEGINNING BALANCE			231.49	2,476.65
TAXES	\$3,130.37	January				644.24	2,889.40
		February				1,056.99	3,302.15
		March				1,469.74	3,714.90
		April	CITY TAX	681.41	1,201.08	3,446.24	
		May	HAZARD INS	1,141.37	472.46	2,717.62	
		June			885.21	3,130.37	
TOTAL DISBURSEMENTS	\$4,953.15	July			1,297.96	3,543.12	
		August	SCHOOL TAX	3,130.37	-1,419.66 *	825.50 **	
DIVIDED BY 12 MONTHS		September			-1,006.91	1,238.25	
MONTHLY ESCROW DEPOSIT	\$412.75	October			-594.16	1,651.00	
		November			-181.41	2,063.75	
		December			231.34	2,476.50	

CALCULATION OF ESCROW ADJUSTMENT	
BEGINNING PROJECTED BALANCE	\$231.49
BEGINNING REQUIRED BALANCE	\$2,476.65
ESCROW SURPLUS	\$376.30

The required minimum balance allowed by federal law (RESPA) is two times your monthly escrow payment (excluding MIP/PMI), unless your mortgage document or state law specifies a lower amount.

\* The projected escrow balance at the low point.  
\*\* The lowest balance the escrow account should attain during the projected period.

MORE INFORMATION ON REVERSE SIDE

IMPORTANT MESSAGES

Make your check, money order or cashier's check payable to PNC Bank. All Payments must be funds from a U.S. Bank Account and are subject to PNC's acceptance. **Do NOT send cash by mail.**

We understand that you have filed for bankruptcy and have not yet received a discharge. None of the information requested in this statement will be used for the collection of any debts or for purposes prohibited by the Bankruptcy Code or other applicable Federal or state law.



INTERNET REPRINT

Your escrow account has a surplus balance of \$376.30. Due to the past due status of your loan, these funds are being retained in your escrow account. Once your loan status is current, you may contact Customer Service about your refund.

DATE: November 6, 2020

Once during this analysis period, your required escrow balance should be reduced to a target balance of \$825.50, as it does in August. Under Federal law, your target balance should not exceed an amount equal to two months of escrow payments for taxes and insurance, unless your mortgage document or state law specifies a lower amount.

This is a projection of the activity for your escrow account from the Previous Analysis. This projection was based on the disbursements anticipated to be made from your escrow account. Compare this projection to the actual escrow activity in the Account History (summarized below).

Adjustments to the payment and differences between the anticipated and actual disbursements may prevent the actual balance from reaching the projected low escrow balance.

Date	Description	Payments	Disbursements	Balance
	BEGINNING BALANCE			2,602.06
01/20		433.67		3,035.73
02/20		433.67		3,469.40
03/20		433.67		3,903.07
04/20	CITY TAX	433.67	662.87	3,673.87
05/20	HAZARD INS	433.67	1,410.84	2,696.70
06/20		433.67		3,130.37
07/20		433.67		3,564.04
08/20	SCHOOL TAX	433.67	3,130.37	867.34 **
09/20		433.67		1,301.01
10/20		433.67		1,734.68
11/20		433.67		2,168.35
12/20		433.67		2,602.02
TOTAL		5,204.04	5,204.08	

This is a statement of actual escrow account activity from January 2020 through December 2020. Compare it to the Projected Activity from the Previous Analysis which appears above the Account History.

Date	Description	Payments	Disbursements	Balance
	BEGINNING BALANCE			-3,795.56
02/20		472.02		-3,323.54
03/20	CITY TAX		681.41 *	-4,004.95
03/20	HAZARD INS		1,141.37 *	-5,146.32
04/20		944.04	*	-4,202.28
05/20		472.02	*	-3,730.26
06/20		472.02		-3,258.24
07/20		472.02		-2,786.22
08/20	SCHOOL TAX	472.02	3,130.37	-5,444.57
09/20		472.02		-4,972.55
10/20		433.67		-4,538.88
11/20		4,336.70 e		-202.18
12/20		433.67 e		231.49
TOTAL		8,980.20	4,953.15	

"e" Indicates estimates for future payments or disbursements.

If you have any questions about this analysis statement, please visit us at [pnc.com/homehq](http://pnc.com/homehq) to send us an email, write to us at PNC Bank; Attention: Customer Service Research; B6-YM07-01-7, PO Box 1820; Dayton, OH 45401 or call our Customer Service Department toll free number 1-800-822-5626.

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"ORIGINAL DOCUMENT"

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X

UNITED STATES  
BANKRUPTCY  
COURT FOR THE Eastern  
District of Pennsylvania  
(Philadelphia)

IN RE: <b>Daniel A Formica</b> <b>Marcie A Formica</b>	Case No. 19-17854 Judge Ashely M. Chan Chapter 13
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CERTIFICATE OF SERVICE OF  
NOTICE OF MORTGAGE PAYMENT CHANGE

I, the undersigned, hereby certify that, on 11/23/2020 a true and correct copy of the Notice of Mortgage Payment Change was electronically served upon the following using the Court's CM/ECF system:

Debtor's Attorney: **JOHN L. MCCLAIN**  
Trustee: SCOTT F. WATERMAN  
Office of the United States Trustee

Further, I certify that, on 11/23/2020 a true and correct copy of the Notice of Mortgage Payment Change was forwarded via U.S. Mail, first class postage prepaid and properly addressed, to the following at the address shown below:

Daniel A Formica  
Marcie A Formica  
1146 School House Lane  
Quakertown, PA 18951

By: /s/ Marika Dienes  
Marika Dienes  
PNC Bank, N.A  
3232 Newmark Drive  
Miamisburg, OH 45342  
(866) 754-0659